

ATTACHMENT #1

	21251 Ridgetop Circle Sterling, VA	45201 Research Place Bldg. D Ashburn, VA	Variation
Square Footage	15,000	15,000	none
Rent per square foot	\$16.00	\$22.00	\$6.00 PSF
5 Year Lease Expense	\$1,274,292	\$1,752,012	\$477,720
Escalation Rate	3% annually	3% annually	none
Janitorial	Tenant	Tenant	none
Utilities	Tenant Pays all	Tenant Pays all	
Operating Expenses (estimated per sq. foot rate)	\$4.25	\$3.70	\$0.55
Operating Expenses (inclusions)	RE Taxes, Insurance Pro-rata Share Common area expenses	RE Taxes, Insurance Pro-rata Share Common area expenses	
Landlord Buildout	Turn-Key Standard Office	Turn-Key Standard Office	none
Parking Spaces	45	75	30
Distance from Shenandoah Office Building	11.5	8.35	3.15